

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 24, 2016

8:00 P.M.

Auditorium

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016).

Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING OPENED ON 4/5/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 5/24/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Amendments to the Darien Zoning Regulations put forth by Darien Board of Education (COZR #8-2016), Flood Damage Prevention Application #354, Land Filling & Regrading Application #53-E/Site Plan, Darien High School, 80 High School Lane.

The applicant proposes to install a new turf field system for the Stadium East field over a larger footprint than previously proposed; and construct a paved turnaround at the end of a parking area; and perform related site development activities within a regulated area. The subject property is located on the north side of High School Lane approximately 1,100 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9, as Lots #80 and #81, in the R-2 Zone. *PART OF THIS REQUEST, THE ZONING REGULATION AMENDMENT ASPECT OF THIS APPLICATION, HAS BEEN WITHDRAWN.*

Continuation of Public Hearing regarding Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road.

Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. The subject property is located on the east side of Salisbury Road, approximately 700 feet south of its intersection with Pembroke Road, and is shown on Assessor's Map #1 as Lot #101 in the R-2 Zone. *PUBLIC HEARING OPENED ON 3/29/2016, AND WAS IMMEDIATELY CONTINUED TO 4/26 AND 5/24. DEADLINE TO CLOSE PUBLIC HEARING IS 5/24/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Discussion, deliberation, and possible decision regarding:

The Darien Planning & Zoning Commission has prepared the 2016 Town Plan of Conservation & Development (POCD) in accordance with the requirements of Section 8-23 of the Connecticut

General Statutes. This document includes policy sections entitled: Development Strategies, Conservation Strategies and Infrastructure Strategies. The proposed POCD is an update of the 2006 Plan. *COMMISSION TO DELIBERATE AND POSSIBLY ADOPT PLAN.*

Tokeneke Club, Tokeneke Beach Drive.

Request for Temporary Certificate of Occupancy.

Coastal Site Plan Review #270-B, Paul Darrah, 11 Peabody Lane.

Request for extension of time to implement project.

Clarification of Adopted Resolution:

Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016). Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *RESOLUTION ADOPTED ON MAY 10, 2016*

Amendment of Flood Damage Prevention Application #126-A/Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road.

Request to add 168 square feet to the previously approved terrace.

Discussion, deliberation and possible decisions regarding:

Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive. Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas. *HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016).

Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

PUBLIC HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.

Business Site Plan #33-F & #33-G/Special Permit, Brian McKay, 537-567 Boston Post Road.

Proposal to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *HEARING CLOSED ON 5/5/2016.*

Amendment to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #9-2016).

Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height. *PUBLIC HEARING CLOSED ON 5/5/2016.*

Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road. Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel. *PUBLIC HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

Discussion and deliberations ONLY regarding the following:

Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road. Proposal to establish outdoor dining in front of the restaurant. *PUBLIC HEARING CLOSED ON 5/5/2016.*

Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road. Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. *PUBLIC HEARING CLOSED ON 4/26/2016. DECISION DEADLINE: 6/30/2016.*

Approval of Minutes

April 19, 2016	Public Hearing/General Meeting
May 17, 2016	Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.